

IN THE MATTER between **FORT RESOLUTION HOUSING AUTHORITY**,  
Applicant, and **CAROL-ANN CHAPLIN AND GREG LAFFERTY**, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **FORT RESOLUTION, NT**.

BETWEEN:

**FORT RESOLUTION HOUSING AUTHORITY**

Applicant/Landlord

- and -

**CAROL-ANN CHAPLIN AND GREG LAFFERTY**

Respondents/Tenants

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondents shall pay the applicant rent arrears in the amount of two thousand eight hundred sixty dollars (\$2860.00).

DATED at the City of Yellowknife, in the Northwest Territories this 4th day of  
September, 2004.

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Hal Logsdon  
Rental Officer

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BETWEEN:

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Applicant/Landlord

-and-

**CAROL-ANN CHAPLIN AND GREG LAFFERTY**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** August 25, 2004

**Place of the Hearing:** Fort Resolution, NT

**Appearances at Hearing:** Joyce Beaulieu, representing the applicant  
Elizabeth-Ann McKay, representing the applicant

**Date of Decision:** September 4, 2004

**REASONS FOR DECISION**

The respondents were served with Notices of Attendance by registered mail, confirmed delivered on August 5, 2004. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant stated that the premises were abandoned by the respondents on or about May 31, 2004. The applicant alleged that the respondents had breached the tenancy agreement by failing to pay the full amount of rent. The applicant sought an order requiring the respondents to pay the alleged rent arrears.

The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing in the amount of \$4660.50.

A previous order was issued on January 30, 2002 requiring the respondents to pay rent arrears in the amount of \$1211.50. This order has not been fully satisfied. Since the order was issued the respondents have paid only \$384. An additional \$2860 of rent has come due since the issuance of the previous order.

I find the respondents in breach of their obligation to pay rent and find the rent arrears to be \$4660.50. Taking into account the unsatisfied previous order, an order shall issue requiring the respondents to pay the rent arrears which have come due since the issuance of the previous order

in the amount of \$2860. An order requiring the respondents to pay future rent on time has already been issued.

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Hal Logsdon  
Rental Officer